

Grantee: Palm Beach County, FL

Grant: B-09-LN-FL-0021

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-09-LN-FL-0021

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Palm Beach County, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$50,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$392,441.73

Total Budget:

\$50,392,441.73

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA consists of 25 square miles and was created in 2005 to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exists. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee, and the unincorporated area of Canal Point. The three activities being implemented under the NSP2 Program will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI as follow:

- First and/or Second Mortgage Loan Program for which \$14.35 million is being allocated will provide benefits to 95 households;
- Residential Redevelopment Grant Program for which \$12.72 million is being allocated will provide benefits to 94 households; and,
- Neighborhood Rental Redevelopment Loan Program for which \$18.67 million is being allocated will provide benefits to 227 renter households.

Target Geography:

The NSP2 funding will be limited to use in the URA and the GRTA. These areas are physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The creation of the GRTA added nine census tracts to the NSP2 Program. These are census tracts 80.01; 80.02; 81.01; 81.02; 82.01; 82.02; 82.03; 83.01; and 83.02.

Program Approach:

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exists. The County's NSP2 Program has been designed to dovetail with these goals, while realizing the overall goal of HUD's NSP2 Program to stabilize and revitalize communities hard-hit by the recent economic and foreclosure crisis through removal of housing units from foreclosure and redevelopment of vacant or underutilized properties. The GRTA was also targeted because of the need for decent affordable housing for the residents of the Glades since there is not sufficient private economic incentive to maintain affordable housing in the area. The three activities under this application will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI. Of the 414 households slated to benefit from the programs to be undertaken, 195 households will have incomes which is at or below 50% of the AMI, and 219 households will have incomes between 51% and 120% of the County's AMI. The three activities are described in greater detail below:

1. First and/or Second Mortgage Program (\$14,355,175): provision of first and/or second mortgages to assist homebuyers to acquire a foreclosed single family property for owner occupancy.
2. Residential Redevelopment Grant Program(\$12,724,825): provision of NSP2 grants to subrecipient municipalities, public agencies, and private non-profits for the acquisition and rehabilitation of vacant and foreclosed properties to be used for subsequent affordable resale or rental.
3. Neighborhood Rental Redevelopment Loan Program (\$18,670,000): provision of low-interest conditional loans to private for-profit developers or partnerships between private-for profits and public or non-profit partners for the redevelopment of vacant properties into



affordable multifamily rental housing with a focus on the production of housing for the low and very-low income groups (<50AMI) including formerly homeless families.

The quick removal of 192 foreclosed single-family homes from the market will help stabilize the housing market within the target area by arresting the deterioration in housing prices in the area, and will revitalize the neighborhoods by bringing working families back into vacant housing structures that will eventually exert a blighting influence on the community.

In terms of economic impact, aside from the boost to the housing sales services industry, it is anticipated that approximately 172 construction related jobs will be created from the activity being proposed for the redevelopment of residential structures for use as rental. Additionally, the local property tax base will increase either through the payment of taxes previously gone unpaid on foreclosures, and by taxes generated through new housing development and redevelopment of vacant housing. All of these benefits will be realized within three years of implementation of this project.

Consortium Members:

This NSP2 Program is NOT a consortium, but that of a single governmental entity: Palm Beach County, Florida.

How to Get Additional Information:

For additional information, please contact Edward W. Lowery, Director, Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 or elowery@pbcgov.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$50,392,441.73
Total Budget	\$0.00	\$50,392,441.73
Total Obligated	\$0.00	\$46,848,633.45
Total Funds Drawdown	\$0.00	\$45,840,211.13
Program Funds Drawdown	\$0.00	\$45,698,191.16
Program Income Drawdown	\$0.00	\$142,019.97
Program Income Received	\$52,977.92	\$668,383.45
Total Funds Expended	(\$53,007.00)	\$50,281,428.34
Match Contributed	\$0.00	\$2,493.09

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,493.09
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$5,000,000.00	\$2,229,247.30
Limit on State Admin	\$0.00	\$2,229,247.30

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$5,000,000.00	\$3,133,412.31

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,500,000.00	\$23,188,739.35



Overall Progress Narrative:

At the end of this reporting period, Palm Beach County expended a total of \$50,281,428.25 (including program income) in NSP2 funding. Under the Financial Mechanism category, no units were acquired and rehabilitation is complete on all but three (3) units. Under the Acquisition and Rehabilitation category, no new housing units were acquired by the three non-profit agencies; however a total of 29 units were rented/purchased by income eligible households during the this quarter. Under the Redevelopment category, 100% of awarded funding has been expended. Three of the four developments have been fully constructed. Westgate Plaza Apartments (80 units) is fully occupied. Davis Landings (25 units) is fully occupied. Colonial Lakes Apartments has 111 of the 120 units occupied and is expected to be fully leased by the next reporting period. Pine Run Apartments (63 units) is 95% complete and the actual completion date is estimated to be in October 2013. Currently, all 63 units have been released

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	\$0.00	\$3,133,412.31	\$2,229,247.30
02, Financing Mechanism	\$0.00	\$8,136,973.42	\$7,536,884.93
03, Acquisition and Rehabilitation	\$0.00	\$16,779,029.00	\$13,790,325.33
04, Redevelopment	\$0.00	\$22,343,027.00	\$22,141,733.60
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	NS2-10
Activity Title:	NSP2 Administration

Activity Category:

Administration

Project Number:

01

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,133,412.31
Total Budget	\$0.00	\$3,133,412.31
Total Obligated	\$0.00	\$3,133,412.31
Total Funds Drawdown	\$0.00	\$2,229,247.30
Program Funds Drawdown	\$0.00	\$2,229,247.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,108.94	\$3,070,981.37
Palm Beach County	\$58,108.94	\$3,070,981.37
Match Contributed	\$0.00	\$0.00

Activity Description:

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program.

June 13, 2012 - 4th Amendment to NSP2 decreased Administration by \$700,000 from \$4,250,000 to \$3,550,000.

February 11, 2013 - 8th Amendment to NSP2 decreased ADministration by \$216,587.69 from \$3,350,000 to \$3,133,412.31

Location Description:

Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

Activity Progress Narrative:

The county has expended \$3,070,981.37 of NSP2 funding on administrative costs relating to the implementation of the NSP2 Program. Approximately \$58,108.94 was expended during this reporting period. Specific costs incurred during the period are project planning, financial administration, project reporting and monitoring, among others.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS2-20
Activity Title:	NSP2 First and/or Second Mortgage Loan Program-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Palm Beach County

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2013

N/A

To Date

\$4,736,973.42

Total Budget

\$0.00

\$4,736,973.42

Total Obligated

\$0.00

\$4,377,616.75

Total Funds Drawdown

\$0.00

\$4,355,884.75

Program Funds Drawdown

\$0.00

\$4,332,786.27

Program Income Drawdown

\$0.00

\$23,098.48

Program Income Received

\$35,158.35

\$201,355.43

Total Funds Expended

(\$101,541.00)

\$4,631,620.41

Palm Beach County

(\$101,541.00)

\$4,631,620.41

Match Contributed

\$0.00

\$0.00

Activity Description:

Palm Beach County will provide 1st and/or 2nd mortgages to NSP2-eligible households in the 51-120% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy.

On January 3, 2012, \$2,000,000 was reallocated from NS-20 to the Acquisition/Rehab Budget for use by one of the subrecipients - Neighborhood Renaissance to enable it to acquire additional foreclosed housing units.

On June 12, 2012, \$2,348,691 was reallocated from NS-20 to the Redevelopment Budget for a new activity - Pine Run Apts.

January 27, 2013 - 7th Amendment to NSP2 - increased activity from \$4,427,944 to \$4,736,973.42

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the Cities of South Bay, Pahokee, and Belle Glade and unincorporated Canal Point.

Activity Progress Narrative:

No new units were purchased during this reporting period. During this quarter rehabilitation continued on two (2) units that were previously acquired under this activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	28	31/46
# of Singlefamily Units	28	31/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	1/40	5/46	100.00
# Owner Households	0	0	0	4/0	1/40	5/46	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-21
Activity Title:	NSP2 First and/or Second Mortgage Program-LH

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

02

Project Title:

Financing Mechanism

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Palm Beach County

Overall**Jul 1 thru Sep 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$3,400,000.00

Total Budget

\$0.00

\$3,400,000.00

Total Obligated

\$0.00

\$3,371,400.70

Total Funds Drawdown

\$0.00

\$3,288,875.70

Program Funds Drawdown

\$0.00

\$3,204,098.66

Program Income Drawdown

\$0.00

\$84,777.04

Program Income Received

\$17,819.57

\$91,320.20

Total Funds Expended

\$0.00

\$3,625,095.90

Palm Beach County

\$0.00

\$3,625,095.90

Match Contributed

\$0.00

\$2,493.09

Activity Description:

The County will provide NSP2 first and/or second mortgages to households in the 0 - 50% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy.

On June 14, 2012, \$624,336 was reallocated from NS2-21 to the Redevelopment Budget for a new activity - Pine Run Apts. January 27, 2013 - 7th Amendment to NSP2 decreased LH income budget by \$200,000 from \$3,600,000 to \$3,400,000

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee and the unincorporated area of Canal Point.

Activity Progress Narrative:

No additional units were acquired during this reporting period. Rehabilitation is ongoing for one (1) remaining unit that was previously acquired under this activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	26	39/12
# of Singlefamily Units	26	39/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	13/12	0/0	13/12	100.00
# Owner Households	0	0	0	13/12	0/0	13/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-31
Activity Title:	Community Land Trust Acq/Rehab-LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,143,989.50
Total Budget	\$0.00	\$1,143,989.50
Total Obligated	\$0.00	\$946,569.24
Total Funds Drawdown	\$0.00	\$946,569.24
Program Funds Drawdown	\$0.00	\$946,227.52
Program Income Drawdown	\$0.00	\$341.72
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,141,601.25
Community Land Trust of Palm Beach County	\$0.00	\$1,141,601.25
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households. 3rd Regular Amendment transferred \$373,320 to this subrecipient to cover additional rehabilitation costs due to recent changes to the building code.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No units were acquired during this reporting period. One (1) eligible family was placed into a housing unit. Rehabilitation is complete on all units and marketing efforts and applicant screening are currently being undertaken.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	15/8
# of Singlefamily Units	7	15/8



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/8	0/0	3/8	100.00
# Renter Households	1	0	1	3/8	0/0	3/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-32
Activity Title:	Community Land Traust Acq/Rehab--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,193,461.50
Total Budget	\$0.00	\$1,193,461.50
Total Obligated	\$0.00	\$971,999.12
Total Funds Drawdown	\$0.00	\$971,999.12
Program Funds Drawdown	\$0.00	\$971,999.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$73,246.78
Total Funds Expended	\$0.00	\$1,037,159.25
Community Land Trust of Palm Beach County	\$0.00	\$1,037,159.25
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers. 3rd Amendment to NSP2 reallocated \$373,320 to the subrecipient to cover additional rehabilitation costs due to recent changes to the building code.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No new acquisitions occurred during this reporting period, however one (1) eligible beneficiary was placed in a housing unit. Rehabilitation is complete and all units under this activity (LMMI) are now fully occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	11/8
# of Singlefamily Units	6	11/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/0	8/8	10/8	90.00
# Owner Households	0	1	1	1/0	8/8	10/8	90.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-33
Activity Title:	Neighborhood Renaissance Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Neighborhood Renaissance, Inc.

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2013

N/A

To Date

\$5,135,296.00

Total Budget

\$0.00

\$5,135,296.00

Total Obligated

\$0.00

\$4,391,294.38

Total Funds Drawdown

\$0.00

\$4,391,294.38

Program Funds Drawdown

\$0.00

\$4,391,294.38

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$5,505.91

\$5,140,801.91

Neighborhood Renaissance, Inc.

\$5,505.91

\$5,140,801.91

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households.

The 2nd Regular Amendment to NSP2 reallocated \$2,000,000 from the Mortgage Program to Neighborhood Renaissance to enable it to acquire additional foreclosed housing units.

6th Regular Amendment to NSP2 reallocated \$614,704 from the Neighborhood Renaissance LH category to the LMMI category.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No new units were acquired during the quarter, however eight (8) units were leased to income eligible households.

Rehabilitation continues on one (1) remaining unit. To date, a total of 19 units have been leased to eligible beneficiaries. New applicant screening and marketing efforts are ongoing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	34/38



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/38	0/0	12/38	100.00
# Renter Households	0	0	0	12/38	0/0	12/38	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS2-34
Activity Title:	Neighborhood Renaissance Acq/Rehab-LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Neighborhood Renaissance, Inc.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,864,704.00
Total Budget	\$0.00	\$6,864,704.00
Total Obligated	\$0.00	\$5,747,387.00
Total Funds Drawdown	\$0.00	\$5,747,387.00
Program Funds Drawdown	\$0.00	\$5,714,396.45
Program Income Drawdown	\$0.00	\$32,990.55
Program Income Received	\$0.00	\$302,461.04
Total Funds Expended	(\$15,080.85)	\$6,849,623.15
Neighborhood Renaissance, Inc.	(\$15,080.85)	\$6,849,623.15
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households.

Location Description:

Various locations in the County's Urban Redevelopment Area.

Activity Progress Narrative:

No units were acquired during this reporting period. Rehabilitation is complete on all previously purchased units. 13 units were leased to income eligible households during the quarter bringing the total to date to 28 units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	36/38
# of Singlefamily Units	4	36/38



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	13	0/0	13/38	29/38	44.83
# Renter Households	0	4	13	0/0	13/38	29/38	44.83

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NS2-35
Activity Title:	Westgate CRA Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Westgate/Belvedere Homes CRA

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2013

N/A

To Date

\$1,220,789.00

Total Budget

\$0.00

\$1,220,789.00

Total Obligated

\$0.00

\$829,757.71

Total Funds Drawdown

\$0.00

\$829,757.71

Program Funds Drawdown

\$0.00

\$829,757.71

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,220,789.00

Westgate/Belvedere Homes CRA

\$0.00

\$1,220,789.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers. 3rd Amendment to NSP2 reallocated \$1,308,828 to the subrecipient to cover costs as some of the housing units acquired with NSP2 funds must be demolished and replaced.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA, located within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No new units were acquired during this reporting period. During this quarter, three (3) units were sold to income eligible families. Rehabilitation efforts are complete on all previously acquired properties and all but one remaining unit has been sold under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	7/5
# of Singlefamily Units	1	7/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	6/5	0/0	6/5	100.00
# Owner Households	3	0	3	6/5	0/0	6/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS2-36
Activity Title:	Westgate CRA Acq/Rehab--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Westgate/Belvedere Homes CRA

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,220,789.00
Total Budget	\$0.00	\$1,220,789.00
Total Obligated	\$0.00	\$936,650.15
Total Funds Drawdown	\$0.00	\$936,650.15
Program Funds Drawdown	\$0.00	\$936,650.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,220,789.00
Westgate/Belvedere Homes CRA	\$0.00	\$1,220,789.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA located within the County's Urban Redevelopment Area. 3rd Regular Amendment to NSP2 re-allocated \$1,308,828 to the subrecipient as some of the housing units acquired with NSP2 funds must be demolished and replaced.

Activity Progress Narrative:

No new units were acquired during this reporting period. All units under this activity have been sold of which three (3) were sold during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	6/5
# of Singlefamily Units	-1	6/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	3	0/0	2/5	6/5	33.33
# Owner Households	0	0	3	0/0	2/5	6/5	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-40
Activity Title:	Westgate Plaza Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,355,000.00
Total Budget	\$0.00	\$3,355,000.00
Total Obligated	\$0.00	\$3,355,000.00
Total Funds Drawdown	\$0.00	\$3,355,000.00
Program Funds Drawdown	\$0.00	\$3,354,187.82
Program Income Drawdown	\$0.00	\$812.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,355,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$3,355,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80-unit multi-family rental housing complex. 44 units to be provided to LH income renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes Target Area within the County's Urban Redevelopment Area.

Activity Progress Narrative:

The construction portion of this activity was fully completed in late 2012 and all NSP2 funding has been expended. All forty-four (44) units assigned under this income group have been leased to income eligible tenants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/44



of Multifamily Units

0

0/44

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	44/44	0/0	44/44	100.00
# Renter Households	0	0	0	44/44	0/0	44/44	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NS2-41
Activity Title:	Westgate Plaza Apartmetns--LMMI

Activitiy Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,745,000.00
Total Budget	\$0.00	\$2,745,000.00
Total Obligated	\$0.00	\$2,745,000.00
Total Funds Drawdown	\$0.00	\$2,745,000.00
Program Funds Drawdown	\$0.00	\$2,745,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,745,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$2,745,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80 unit multifamily rental housing complex. 36 units to be provided to LMMI renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes CRA within the County's Urban Redevelopment Area.

Activity Progress Narrative:

The construction prtion of this activity was completed in late 2012. All NSP2 have been fully expended. All thirty-six units assigned to this income group have been leased to income eligible tenants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/36
# of Multifamily Units	0	0/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	36/36	36/36	100.00
# Renter Households	0	0	0	0/0	36/36	36/36	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS2-42
Activity Title:	Colonial Lakes Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,765,813.70
Total Budget	\$0.00	\$3,765,813.70
Total Obligated	\$0.00	\$3,765,813.70
Total Funds Drawdown	\$0.00	\$3,765,813.70
Program Funds Drawdown	\$0.00	\$3,765,813.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,765,813.70
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,765,813.70
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120 unit multi-family rental housing complex. 66 units to be provided to LH income renters.

Location Description:

Southwest corner of Lake Worth Road, and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Construction of the development is complete and all NSP2 funding has been expended. Of the 66 units assigned to this income category, twenty (20) income eligible households leased units during the quarter. New tenant screening is ongoing and the development is expected to be at full occupancy during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	66	66/66
# of Multifamily Units	66	66/66

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	20	0	20	52/66	0/0	52/66	100.00
# Renter Households	20	0	20	52/66	0/0	52/66	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-43
Activity Title:	Colonial Lakes Apartmetns--LMMI

Activitiy Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,081,120.30
Total Budget	\$0.00	\$3,081,120.30
Total Obligated	\$0.00	\$3,081,120.30
Total Funds Drawdown	\$0.00	\$3,081,120.00
Program Funds Drawdown	\$0.00	\$3,081,120.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,081,120.30
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,081,120.30
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120-unit multi-family rental housing complex. 54 units will be provided to LMMI income renters.

Location Description:

Southwest corner of Lake Worth Road and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Construction of the development is complete and all NSP2 funding has been expended. Of the 54 units assigned to this income category, twenty-one (21) income eligible households were leased units during the quarter. Tenant screening is ongoing and full occupancy is expected to be achieved by next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	54	54/54
# of Multifamily Units	54	54/54



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	21	21	0/0	55/54	55/54	100.00
# Renter Households	0	21	21	0/0	55/54	55/54	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-44
Activity Title:	CLT Davis Landings--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,147,686.30
Total Budget	\$0.00	\$3,147,686.30
Total Obligated	\$0.00	\$3,110,844.08
Total Funds Drawdown	\$0.00	\$3,110,844.08
Program Funds Drawdown	\$0.00	\$3,110,844.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,147,627.10
Community Land Trust of Palm Beach County	\$0.00	\$3,147,627.10
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family housing complex. 14 units to be provided to LH income renters.

Location Description:

Southern terminus of Davis Road (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Construction of the facility is complete. All fourteen (14) units assigned to this income group are occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/14
# of Multifamily Units	0	0/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/14	0/0	16/14	100.00
# Renter Households	0	0	0	16/14	0/0	16/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-45
Activity Title:	CLT Davis Landings--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,575,379.70
Total Budget	\$0.00	\$2,575,379.70
Total Obligated	\$0.00	\$2,545,235.99
Total Funds Drawdown	\$0.00	\$2,545,235.99
Program Funds Drawdown	\$0.00	\$2,545,235.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,575,379.00
Community Land Trust of Palm Beach County	\$0.00	\$2,575,379.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family rental housing complex. 11 units to be provided to LMMI renters.

Location Description:

Southern terminus of Davis Road, (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Construction of the facility is complete. One unit was leased to an income eligible tenant this reporting period. All units are fully occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	11	11/11
# of Multifamily Units	11	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	4/0	5/11	9/11	100.00
# Renter Households	0	1	1	4/0	5/11	9/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS2-46
Activity Title:	Pine Run Apartments-LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

06/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

HTG Palm Beach II LLC

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,020,164.85
Total Budget	\$0.00	\$2,020,164.85
Total Obligated	\$0.00	\$1,893,514.19
Total Funds Drawdown	\$0.00	\$1,893,514.18
Program Funds Drawdown	\$0.00	\$1,893,514.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,020,164.85
HTG Palm Beach II LLC	\$0.00	\$2,020,164.85
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

This construction of the facility is 95% complete and it is expected to be completed by October 2013. All units assigned to this income group have been pre-leased.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/35
# of Multifamily Units	0	0/35



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/35	0/0	0/35	0
# Renter Households	0	0	0	0/35	0/0	0/35	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS2-47
Activity Title:	Pine Run Apartments-LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

06/13/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

HTG Palm Beach II LLC

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,652,862.15
Total Budget	\$0.00	\$1,652,862.15
Total Obligated	\$0.00	\$1,646,017.83
Total Funds Drawdown	\$0.00	\$1,646,017.83
Program Funds Drawdown	\$0.00	\$1,646,017.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,652,862.15
HTG Palm Beach II LLC	\$0.00	\$1,652,862.15
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

This construction of the facility is 95% complete and it is expected to be completed by October 2013. All units assigned to this income group have been pre-leased.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/28
# of Multifamily Units	0	0/28



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/28	0/28	0
# Renter Households	0	0	0	0/0	0/28	0/28	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources